

Article VI. SPI-HRC: Hampton Roads Center District

Sec. 17.3-38. Intent.

The general purpose and intent of this special public interest (SPI) district is to promote a clearly superior level of development within Hampton Roads Center (HRC) relating to land uses, intensity of development, and aesthetic quality, than that which has been developed in the City of Hampton within the zoning classification of M-1, M-2, and M-3. The intent is also to permit development in HRC that allows it to compete favorably with similar business parks within the Hampton Roads region. (Amended 1/26/05)

Hampton Roads Center represents the commitment on the part of the City of Hampton to invest funds to provide sites for the needs of businesses in Hampton for the next ten to twenty years, thereby insuring the city's growth and allowing for a broader and more economically diverse tax base.

The objectives to be promoted by the SPI-HRC District are:

- to promote Hampton's economic growth and business development;
- to create a center of business and economic activity in Hampton;
- to encourage high quality development consistent with the locational advantage inherent in Hampton Roads Center;
- to allow for different types of development within Hampton Roads Center while avoiding detrimental uses and inconsistent siting of uses;
- to permit accessory uses and business support functions that enhance the primary uses; and (amended 1/26/05)
- to encourage a high level of quality in building design and construction, and in site landscaping.

Sec. 17.3-39. Boundaries.

The SPI-HRC District shall include the area designated on the zoning map with the symbol SPI-HRC.

Sec. 17.3-40. Principal Uses.

The following uses are permitted as principal uses in the SPI-HRC District:

- (1) The provision of services in computer programming, systems design and analysis, data processing, computer consulting, and rental, leasing, repair, and maintenance of computers and related equipment;
- (2) Laboratory or other physical research and development facilities;
- (3) Offices and office buildings, to include medical or dental offices, including out-patient ambulatory care such as day surgery, but specifically excluding hospitals or emergency services; (amended 1/26/05)
- (4) Hotels, subject to securing a Use Permit, which shall first be reviewed by the Planning Commission, with their recommendation forwarded to City Council prior to any final action by City Council;
- (5) Private postal services;
- (6) Private and public recreational uses;
- (7) Institutional uses, not to include hospitals or convalescent care centers;
- (8) Copy, photographic, and blueprinting services;
- (9) Deleted (1/26/05)
- (10) Heliport or helistop, subject to securing a Use Permit, which shall first be reviewed by the Planning Commission, with their recommendation forwarded to City Council prior to any final action by Council;
- (11) Government-operated transmission center, subject to securing a Use Permit, which shall first be reviewed by the Planning Commission, with their recommendation forwarded to City Council prior to any final action by City Council; and
- (12) Enclosed manufacturing, assembly, compounding, processing, packaging, distribution, and shipping of products. (Amended 1/26/05)

Sec. 17.3-41. Accessory Uses.

In addition to any "accessory structure" as defined in Section 2.2-01, the following uses are permitted as accessory uses in the SPI-HRC District:

- (1) The U. S. Postal Service;

- (2) Noncommercial communication towers up to seventy five (75) feet in height. Noncommercial communication towers in excess of seventy five (75) feet in height, commercial communication towers, satellite dish and/or transmission antennas, subject to securing a Use Permit (10/27/99);
- (3) Restaurants, not as a freestanding building and not with a drive-through window (1/26/05);
- (4) Day care 3, subject to securing a Conditional Privilege (10/27/99);
- (5) Banks, not as a freestanding building and not with a drive-through window (1/26/05);
- (6) Travel services, copy services, not as a free standing building and not with a drive-through window; and (1/26/05)
- (7) Warehousing, shipping, and distribution of products assembled within HRC. (Amended 1/26/05)

Sec. 17.3-42. Limitations on Permitted Uses.

The uses permitted in this district shall be subject to the following special conditions:

- (1) Building coverage shall not exceed thirty percent (30%) of the lot area; total improvements, including all buildings, shall not cover more than sixty percent (60%) of the lot area. The remaining forty percent (40%) shall be landscaped green area;
- (2) All uses shall be conducted in wholly enclosed buildings of permanent and durable construction;
- (3) All buildings shall be limited to eighty one and one-half (81 1/2) feet in height, unless otherwise approved by a Use Permit, which shall first be reviewed by the Planning Commission, with their recommendation forwarded to City Council prior to any final action by City Council;
- (4) On any corner lot, there shall be no planting, shrubbery, or obstruction to vision more than three (3) feet higher than the curb level within twenty (20) feet of the intersection of any two (2) curb lines;
- (5) Fences shall not be permitted in any yard which

abuts a public right-of-way. The use of electrified fences is prohibited; and

- (6) Noncommercial and commercial communication towers, and/or transmission antennas shall not be permitted within any front yard (amended 7/9/97).

Sec. 17.3-42.1.Lot Area and Building Size.

- (1) No building or group of buildings shall be erected or placed on a lot containing less than three and one-half (3 1/2) acres unless a lot of lesser area has been recorded prior to the passage of this Ordinance.
- (2) The minimum gross floor area of a building or group of buildings on a lot shall be thirty eight thousand five hundred (38,500) square feet.

Sec. 17.3-42.2.Setbacks.

- (1) Building setbacks.
 - (a) For property adjacent to Interstate 64, Hampton Roads Center Parkway, or Magruder Boulevard rights-of-way:
 - (i) The building shall be set back at least eighty (80) feet or twice the building height, not to exceed two hundred (200) feet from said rights-of-way;
 - (ii) Any side yard not adjacent to said rights-of-way, shall be at least twenty (20) feet deep; and
 - (iii) Any rear yard not adjacent to said rights-of-way shall be at least forty (40) feet deep.
 - (b) For property adjacent to an interior HRC right-of-way:
 - (i) The building shall be set back at least sixty (60) feet or twice the building height, not to exceed one hundred fifty (150) feet from said right-of-way;
 - (ii) Any side yard not adjacent to said right-of-way shall be at least twenty (20) feet deep; and

- (iii) Any rear yard not adjacent to said right-of-way shall be at least forty (40) feet deep.
- (c) No building shall be located within twenty (20) feet of any Lake Maintenance Easement.
- (2) Setbacks for all other improvements, exclusive of entry ways.
 - (a) No parking shall be located within eighty (80) feet of Interstate 64, Hampton Roads Center Parkway, or Magruder Boulevard rights-of-way.
 - (b) No parking shall be located within sixty (60) feet of the right-of-way of any interior HRC road.
 - (c) No parking shall be permitted within any other side or rear yard, as described above.
 - (d) No parking shall be permitted within twenty (20) feet of any Lake Maintenance Easement.

Sec. 17.3-42.3. Off-street Parking and Loading.

Off-street parking and loading areas shall be provided as required in Chapter 19 hereof.

Sec. 17.3-43. Deleted 3/10/99